



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
29th June 2022

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless excluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

To: All members of Banwell Planning Committee.

You are summoned to attend a Meeting of Banwell Planning Committee, to be held at 7pm on Monday 4th July 2022 at Banwell Youth & Community Centre, when the following business will be transacted.

For members of the public the meeting will be livestreamed on Facebook or can be joined virtually via zoom <https://us02web.zoom.us/j/279564797>. Meanwhile due to the size of the YCC we ask that any members of the public wishing to attend please contact the Clerk in advance.

Liz Shayler
Clerk to the Council

Before the meeting begins there will be a public participation session – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate. (Please note that the Committee is unable to make any formal decisions under this item).*

A G E N D A

1. **To receive apologies for absence.**
2. **To receive members' declarations of interest on any agenda item.**
3. **To approve as a correct record the minutes of the Planning Committee minutes from the 6th of June 2022 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 29).**
 - (i) **22/P/0896/FUH Stonebridge, Wolvershill Road, Banwell. BS29 6DR**
Proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage, with utility space. Erection of a new timber storage building within the garden and erection of a bespoke treehouse on a raised platform attached to an existing Oak tree.
 - (ii) **22/P/0921/LBC Stonebridge, Wolvershill Road, Banwell North Somerset. BS29 6DR**
Listed building consent for the proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space. Erection of a new timber storage building within the garden and erection of a bespoke treehouse on a raised platform attached to an existing Oak tree.
 - (iii) **22/P/1192/FUH The Old Chapel East Street, Banwell. BS29 6BN**
Renovation of existing pantile roof including replacement of existing roof tiles, insulation of general roof area, replacement of existing roof lights to rear elevation with new larger units
 - (iv) **22/P/1346/AOC Western Trade Centre Knightcott Banwell North Somerset. BS29 6HS**
Discharge of condition No. 8 (Flood Risk Assessment and Sustainable Drainage) No. 9 (design, implementation, maintenance and management of the sustainable drainage scheme) No. 10 (samples of the materials) No. 18 (replacement night roost for lesser horseshoe bats) on application 15/P/0968/O.

(v) **22/P/1430/FUH 84 High Street, Banwell. BS29 6AQ**

Proposed erection of a front Porch extension and a single storey rear extension. Dormer extension to the rear with raised patio and balcony.

(vi) **22/P/1482/FUH 14 Wolvershill Park, Banwell. BS24 6DQ**

Proposed erection of a single storey side and rear extension to form an enlarged kitchen, utility and shower room.

5. To note planning decisions for information (page 30 & 31)

(i) **22/P/0534/AOC Court Farm Moor Road Banwell North Somerset BS29 6ET**

Discharge of Condition No. 6 (Bat Mitigation) on application 19/P/2354/FUH. **APPROVE (discharge condition) (RDC)**

(ii) **22/P/0885/TRCA 9 High Street Banwell North Somerset BS29 6AA**

T1 - Monkey Puzzle – Fell. **NO OBJECTION (tree/hed) unconditional**

(iii) **22/P/0945/FUH 73 High Street Banwell North Somerset BS29 6AF**

Proposed erection of a single storey and partial first floor rear extension, and new front entrance porch. **APPROVE**

(iv) **22/P/0965/MMA Land Adjacent to Lower Laurel Farm Summer Lane Banwell North Somerset.**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. **APPROVE**

(v) **22/P/1051/AOC Land West of Wolvershill Road Wolvershill Road Banwell North Somerset**

Discharge of condition No. 2 (Play equipment) and No. 3 (arboricultural method statement) on application 21/P/1735/RM. **APPROVE (discharge condition) (RDC)**

(vi) **22/P/1099/TRCA 5 East Street Banwell North Somerset BS29 6BN**

T1 - Western Red Cedar – Fell. **NO OBJECTION (tree/hed) unconditional**

(vii) **22/P/1100/TRCA 12A Castle Hill Banwell North Somerset BS29 6NY**

T1 - Conifer - Fell. T2 - Conifer – Fell. **NO OBJECTION (tree/hed) unconditional**

6. Date of the next meeting

- **Planning Meeting Monday 1st of August 2022 7pm at Banwell Youth & Community Centre**

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity and disability) Crime and Disorder, Health & Safety and Human Rights.